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ANNUAL REPORT

OF THE

BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1965.

Boston, May 1, 1966.

Hon. John F. Collins,
Mayor of Boston.

Sir:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1965.

Robert E. York,
Building Commissioner.

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DEPARTMENT ORGANIZATION

The Boston Building Code, Chapter 479 of the Acts of 1938, as amended, places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,* and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the historic Beacon Hill district. Reports of these Boards are incorporated herein.

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* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A summary of the activities of the Building Department for the past year is included herein.

Classification of Department Personnel
(As effective on December 31, 1965.)

Quota	Title	Grade	Compensation
1	Building Commissioner	—	$1,125 00
1	Supervising Structural Engineer	R–20	195 50
1	Associate Civil Engineer	R–18	160 50
1	Executive Secretary, Building	R–18	682 95
1	Deputy Building Commissioner	R–18	216 00
4	Senior Civil Engineer	R–16	$132 00–177 00
1	Supervisor of Construction and Safety Inspection	R–16	177 00
1	Supervisor of Electrical Inspection	R–16	138 50
1	Supervisor of Mechanical Inspection	R–16	168 50
1	Principal Legal Assistant	R–16	177 00
1	Administrative Assistant	R–15	160 50
1	Chief Gas Fitting and Sprinkler Inspector	R–15	126 00
1	Zoning Administrator	R–15	160 50
2	Chief Building Inspector	R–14	132 00–145 50
4	Chief Building Administrative Clerk	R–14	126 00–145 50
2	Chief Electrical Inspector	R–14	120 00
1	Chief Elevator Inspector	R–14	120 00
1	Chief Plumbing Inspector	R–14	120 00
1	Senior Legal Assistant	R–14	109 00
1	Chief Egress Inspector	R–13	132 00
2	Head Administrative Clerk	R–13	132 00
1	Building Construction and Repair Inspector	R–12	126 00
1	Building Plans Examiner	R–12	120 50
1	Head Clerk and Secretary	R–12	126 00
1	Legal Assistant	R–12	126 00
1	Principal Cashier	R–12	120 50
7	Senior Building Inspector	R–12	96 00–126 00
7	Senior Electrical Inspector	R–12	96 00–126 00
6	Senior Mechanical Inspector	R–12	96 00–126 00
2	Head Clerk	R–11	109 50–120 50
2	Senior Egress Inspector	R–11	115 00–120 50
1	Supervisor of Street Numbering	R–11	120 50

Quota	Title	Grade	Compensation	
12	Building Inspector . . .	R–10	$87 50–	$115 00
7	Elevator Inspector . . .	R–10	87 50–	115 00
3	Exterior Electric Inspector .	R–10	87 50–	115 00
4	Gas Fitting Inspector . .	R–10	87 50–	115 00
12	Interior Electrical Inspector .	R–10	87 50–	115 00
4	Plumbing Inspector . . .	R–10	87 50–	115 00
1	Senior Engineering Aid . .	R–10		87 50
2	Sprinkler Inspector . . .	R–10	96 00–	120 50
1	Street Numbering Inspector .	R–10		115 00
1	Egress Inspector . . .	R–9		109 50
5	Egress Zoning Inspector . .	R–9		109 50
4	Principal Clerk	R–8	67 00–	87 50
1	Cashier	R–6		73 00
3	Senior Clerk-Stenographer .	R–6	73 00–	87 50
1	Senior Clerk	R–5	70 00–	83 50
7	Senior Clerk-Typist . . .	R–5	70 00–	91 50
3	Clerk-Typist	R–2	61 00–	80 00
1	Building Plan Storage Attendant	16*		87 25
132				

* Under obsolescent plan

The following is a statement showing by number, purpose and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1965

Purpose	New Buildings		Alterations		Total	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies	4	$4,758,500	40	$129,100	44	$4,887,600
Churches, chapels, synagogues	1	326,000	48	268,700	49	594,700
Dwellings, 1-family	106	1,056,600	936	1,003,200	1,042	2,059,800
Dwellings, 2-family	71	788,600	979	1,049,600	1,050	1,838,200
Dwellings, 3-family	—	—	1,235	1,203,200	1,235	1,203,200
Dwelling, with stores	—	—	171	169,000	171	169,000
Dwelling, multi-family	76	33,190,500	492	1,044,000	568	34,234,500
Multi-family with stores	1	181,700	74	378,300	75	560,000
Educational buildings, schools, colleges, academies, etc	9	8,527,800	48	4,824,600	57	13,352,400
Garage and repair shops	20	2,088,100	73	467,100	93	2,555,200
Hotel and club building	2	636,000	68	552,800	70	1,188,800
Institutional buildings, hospitals, clinics, asylumns	9	5,334,000	40	2,291,500	49	7,625,500
Lodgings, dormitories, homes, convents, etc	11	6,086,200	213	3,685,300	224	9,771,500
Lodgings with stores	—	—	—	—	—	—
Manufacturing buildings, bakeries, laundries, workshops, etc	6	333,800	97	1,037,700	103	1,371,500
Mercantile buildings, stores, salesrooms and service stations, etc	37	6,357,300	467	3,072,900	504	9,430,200
Office and bank buildings	14	24,741,000	361	2,920,200	375	27,661,200
Public buildings	1	73,000	11	212,300	12	285,300
Stables, kennels, etc	—	—	—	—	—	—
Storage buildings	17	1,791,300	83	1,070,400	100	2,861,700
Miscellaneous	28	3,340,200	50	121,400	78	3,461,600
Total	413	$99,610,600	5,486	$25,501,300	5,899	$125,111,900

Taxable	$95,025,400	72%
Non-Taxable	30,086,500	28%

On January 1, 1965, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings	44,930		
Buildings erected 1965	211		
		45,141	
Buildings razed		266	
Total brick and fire-resistive buildings on January 1, 1966			44,875
Wood buildings	97,493		
Buildings erected	202		
		97,695	
Buildings razed		544	
Total wood buildings (estimated) on January 1, 1966			97,151
Total of all buildings (estimated) on January 1, 1966			142,026

The following is a statement showing by materials, the number and estimated cost of the erection and the alterations of buildings or structures for which applications were filed with the Building Department of the City of Boston for the year 1965:

MATERIALS	NEW BUILDINGS		ALTERATIONS	
	No.	Cost	No.	Cost
Brick	87	$11,549,600	1,971	$15,005,700
Stone	—	—	—	—
Concrete and reinforced concrete	93	83,834,700	414	6,514,200
Steel frame	31	812,900	34	698,200
Concrete block, hollow tile and terra cotta	—	—	—	—
Other fire-resistive buildings	—	—	—	—
Total fire-resistive buildings	211	$96,197,200	2,419	$22,218,100
Wood frame buildings	202	$3,413,400	3,068	$3,283,200
Total all construction	413	$99,610,600	5,487	$25,501,300

BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1965

	1965		1964	
	Number	Cost	Number	Cost
Type I, Fireproof	40	$68,634,300	50	$61,685,100
Type II, Semifireproof	53	15,200,400	34	6,349,900
Type IV, Brick and Wood	87	11,549,600	301	34,755,000
Type V, Metal Frame	31	812,900	38	447,600
Type VI, Wood Frame	202	3,413,400	1,186	20,541,300
Total new construction	413	$99,610,600	1,609	$123,778,900
Alterations, additions, etc	5,486	25,501,300	6,196	29,850,800
Total construction	5,899	$125,111,900	7,805	$153,629,700
Increase or decrease	−1,906	−28,517,800	636	17,436,100
			8.8 %	10.2 %
Installations, etc	15,134	18,009,000	13,765	14,395,900
Total all work	21,033	$143,120,900	21,570	$168,025,600
Increase or decrease	−537	−24,904,700	1,566	17,718,800
			*7.7 %	9.5 %

*Denotes increase −Denotes decrease

Statement of Building Operations for the City of Boston for the Five Years Ending December, 1965

	1965		1964		1963		1962		1961	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof	40	$68,634,300	50	$61,685,100	54	$119,390,800	35	$45,453,200	33	$33,022,800
Type II, Semifireproof	53	15,200,400	34	6,349,900	27	1,889,100	7	3,064,000	11	4,474,000
Type IV, Brick and wood	87	11,549,600	301	34,755,000	129	13,375,400	114	9,255,400	107	6,719,200
Type V, Metal frame	31	812,900	38	447,600	23	206,200	56	540,500	25	485,200
Type VI, Wood frame	202	3,413,400	1,186	20,541,300	601	10,255,000	464	5,245,000	398	4,058,400
Total new construction	413	$99,610,600	1,609	$123,778,900	834	$145,116,500	656	$63,557,900	574	$48,759,600
Alterations, additions, etc	5,486	25,501,300	6,196	29,850,800	6,235	25,949,300	6,145	19,472,900	5,530	15,853,700
Total construction	5,899	$125,111,900	7,805	$153,629,700	7,169	$171,065,800	6,801	$83,030,800	6,104	$64,613,300
Plumbing	3,322	$8,800,300	3,596	$5,638,600	3,235	$5,137,700	2,800	$5,866,800	2,294	$4,356,300
Gasfitting	7,986	1,127,900	6,520	966,000	6,108	1,014,900	7,060	1,765,700	6,769	1,090,700
Heaters and boilers	1,944	672,500	1,654	618,600	1,375	714,200	1,458	724,700	1,133	525,900
Elevators, new freight	9	112,600	30	227,100	25	513,900	33	234,500	26	246,500
Elevators, new, passenger	132	3,743,800	72	3,770,900	89	3,035,600	110	5,447,100	77	2,390,200
Elevator, alterations, freight	92	229,900	99	234,300	83	296,200	105	160,700	105	134,600
Elevator, alterations, passenger	168	662,400	124	746,600	214	1,977,000	219	1,254,700	233	1,684,400
Signs and projections	458	282,100	358	214,100	401	155,300	337	218,000	416	197,500
Fire escapes	3	1,400	4	700	20	8,900	13	12,300	7	1,800
Take-down, wood	544	469,600	617	478,300	448	308,900	220	204,700	314	217,900
Take-down, brick	266	869,500	447	769,900	517	751,400	239	408,100	146	118,700
Sprinkler	172	1,032,300	150	662,400	163	801,500	169	842,400	183	600,300
Excavations	14	4,700	63	68,400	112	153,100	106	43,100	121	80,500
Use of premises	24	—	31	—	46	—	52	—	43	—
Total	15,134	$18,009,000	13,765	$14,395,900	12,835	$14,678,600	13,031	$17,182,800	11,858	$12,047,000
Total all work	21,033	$143,120,900	21,570	$168,025,600	20,004	$185,744,400	19,832	$100,213,600	17,962	$76,660,300

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

Number of Family Units in Each Building	1965		1964	
	Buildings	Families	Buildings	Families
1	106	106	778	778
2	71	142	249	498
3	—	—	9	27
4	—	—	46	184
Multi	77	3,178	372	8,562
Total	254	3,426	1,454	10,049

Summary of Housing Construction — Year, 1965	
New habitations erected	254
Accommodations provided by new construction	3,426
Accommodations provided by alterations	467
Habitations razed	655
Accommodations eliminated by razing	1,785
Accommodations eliminated by alterations	115
Net change in number of habitations	−401
Net change in number of accommodations	−1,998

— Denotes decrease

Habitations Razed and Accommodations Eliminated	1965	
	Buildings	Families
One-family	38	38
Two-family	187	374
Three-family	353	1,059
Four-family	71	284
Five-family	6	30
Total	655	1,785

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during —

Five Calendar Years Ending December 31, 1965

Number of Family Units in Each Building	1965		1964		1963		1962		1961	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1	106	106	778	778	358	358	383	383	339	339
2	71	142	249	498	133	266	33	66	36	72
3	—	—	9	27	31	93	7	21	—	—
4	—	—	46	184	17	68	—	—	4	16
5 or more	77	3,178	372	8,562	131	3,247	67	1,899	38	1,317
Total	254	3,426	1,454	10,049	670	4,032	490	2,379	417	1,744
Estimated cost of housing construction	$35,216,900		$75,079,500		$24,441,700		$15,753,400		$16,243,700	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Calendar Years Ending December 31, 1965

Number of Family Units in Each Building	1965		1964		1963		1962		1961	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1	38	38	29	29	8	8	23	23	46	46
2	187	374	241	482	175	350	79	158	101	202
3	353	1,059	506	1,518	322	966	156	468	262	786
4	71	284	120	480	110	440	11	44	48	192
5	6	30	9	45	34	170	8	40	—	—
6	—	—	—	—	—	—	2	12	—	—
Total	655	1,785	905	2,554	649	1,924	279	745	457	1,226

	1965	1964	1963	1962	1961
Accommodations eliminated by alterations-repair	110	238	95	101	105
Habitations razed	655	905	649	279	457
Accommodations eliminated by razing	1,785	2,554	1,924	745	1,226
Habitations erected	254	1,454	670	491	417
New accommodations by alterations-repair	467	893	527	829	553
Accommodations provided by new construction	3,426	10,049	4,032	2,373	1,714
Net change					
Habitations	−401	*549	*21	*212	−40
Accommodations	*1,998	8,150	*2,540	*2,356	*966

* Denotes increase — Denotes decrease

Projects Costing $100,000 or More

Year Ending December 31, 1965

Purpose	Location	Owner	Cost
Office Building	20 State Street	Boston Redevelopment Authority	$17,000,000
262 Apartments	730 Boylston Street	Prudential Insurance	7,179,000
Theatre and Stores	161–209 Cambridge Street	Charles River Plaza	4,700,000
Hospital	300 Longwood Avenue	Children's Hospital	4,227,000
Office	300 Longwood Avenue	Children's Hospital	3,800,000
315 Apartments	70 Northern Avenue	First Realty Co	3,510,000
315 Apartments	80 Northern Avenue	First Realty Co	3,510,000
315 Apartments	90 Northern Avenue	First Realty Co	3,510,000
315 Apartments	100 Northern Avenue	First Realty Co	3,510,000
Additions and Alterations	650–702 Commonwealth Avenue	Boston University	3,250,000
Aquarium	250 Atlantic Avenue	New England Aquarium	2,700,000
Store	720 Boylston Street	Prudential Insurance	2,600,000
School	315 Mt. Vernon Street	City of Boston	2,300,000
Dormitory	10 Forsyth Street	Northeastern University	2,050,000
Park Garage	415 Washington Street, 20–38 Bromfield Street	Evelyn Richmond	1,900,000
Dormitory	430 Fenway	Emmanuel College	1,800,000
Additions and Alterations	201 Brookline Avenue	Sears Roebuck	1,800,000
School	550 Huntington Avenue	Wentworth Institute	1,733,800
Research Building	110 Forsyth Street	Northeastern University	1,418,000
Office Building	20 Ashburton Place	Massachusetts Teachers' Association	1,330,000
School	336 Huntington Avenue	Northeastern University	1,300,000
Additions and Alterations	871 Commonwealth Avenue	Boston University	1,300,000
Office Building	70 Federal Street	Max Phillipson	1,200,000
Additions and Alterations	631–633 Commonwealth Avenue	Boston University	1,107,000
Library	117 Lake Street	St. John's Seminary	1,000,000
Factory	900 Harrison Avenue	Green Shoe Co	1,000,000
Stores	331–375 Warren Street	Blair Associates	900,000
53 Apartments	440 Tremont Street	Boston Housing Authority	750,000
49 Apartments	450 Tremont Street	Boston Housing Authority	750,000
93 Apartments	1459–1461 Veterans of Foreign Wars Parkway	Edward Grogan	700,000
Store	190–200 Market Street	Family City Development Corp	650,000
Motel	69 Boston Street	Mark Dorchester Corp	600,000

Office Building	425 Newbury Street	Somerset Hotel	600,000
Store	160–162 Market Street	Family City Development Corp	560,000
School	320 Newbury Street	Boston Architectural Center	550,000
Additions and Alterations	400 Fenway	Emmanuel College	530,000
Additions and Alterations	41 Belvidere Street	New England Tel. & Tel. Co	500,000
Nursing Home	100 Boardman Street	Grossman Industrial Properties	479,400
Additions and Alterations	300 Longwood Avenue	Children's Hospital	450,000
Additions and Alterations	222 South Huntington Avenue	Massachusetts Osteopathic Hospital	442,000
Additions and Alterations	55 Fruit Street	Massachusetts General Hospital	400,000
Hospital	10–20 Sharon Street	University Hospital	400,000
36 Apartments	108–130 Fawndale Road	Florence Apartments	380,000
36 Apartments	132–154 Fawndale Road	Florence Apartments	380,000
Store	202–234 Market Street	Family City Development Corp	350,000
Sub Station	16 Wirt Street	New England Tel. & Tel. Co	330,000
Nursing Home	135 Townsend Street	E. Martin Levitt	328,500
Church	45 Brooks Street	Roman Catholic Archdiocese of Boston	326,000
Nursing Home	40 Parley Avenue	James G. Martin	316,000
24 Apartments	162–182 Lake Shore Road	Town Estates	305,000
53 Apartments	35 Glencoe Street	Glencoe Realty Trust	293,300
48 Apartments	400–438 Tremont Street	City Redevelopment Corp	281,300
22 Apartments	11–15 Melville Avenue	Boston Housing Authority	276,200
18 Apartments	5–9 Melville Avenue	Boston Housing Authority	276,100
24 Apartments	7–27 Lake Shore Court	Town Estates	275,000
Warehouse	Rear 401 Dorchester Avenue	Warehouse Realty	267,000
24 Apartments	92–106 Fawndale Road	Florence Apartments	256,000
39 Apartments	160 River Street	Peteram Realty Corp	252,600
39 Apartments	1603 River Street	Peteram Realty Corp	252,600
39 Apartments	1605 River Street	Peteram Realty Corp	252,600
39 Apartments	1615 River Street	Peteram Realty Corp	250,500
39 Apartments	1895 River Street	Peteram Realty Corp	250,500
Rest Home	120 Fisher Avenue	Rest Haven Corp	250,000
Store	164–188 Market Street	Family City Development Corp	250,000
Additions and Alterations	26–30 Damon Street	Westinghouse Electric	250,000
Additions and Alterations	207–215 Commercial Street, 45–63 Atlantic Avenue	Prince Macaroni	250,000
39 Apartments	415 River Street	Deb Realty Trust	249,800
Nursing Home	1490 Tremont Street	R. Geno and H. Silver	239,000
16 Apartments	186–194 Lake Shore Road	Town Estates	200,400
Nursing Home	174 Forest Hills Street	R. Steinberg	200,000
Additions and Alterations	439–441 Tremont Street	Franklin Institute	200,000
Additions and Alterations	100 Arlington Street	John Hancock Ins., Lessee University of Mass	200,000
Additions and Alterations	211 Massachusetts Avenue	William Fuller	200,000

Projects Costing $100,000 or More (Concluded)
Year Ending December 31, 1965

Purpose	Location	Owner	Cost
Additions and Alterations	Rear 410 Rutherford Avenue	Food Center Wholesale Center	$200,000
Additions and Alterations	800 Boylston Street	Prudential Insurance	200,000
Storage	1480 Soldiers Field Road	Howard Prilluck	200,000
Nursing Home	376 West Fourth Street	Roman Catholic Archdiose of Boston	199,000
18 Apartments	156–166 Fawndale Road	Florence Apartments	195,000
16 Apartments	195–207 Lake Shore Road	Town Estates	190,200
16 Apartments	211–215–219 Lake Shore Road	Town Estates	190,200
48 Apartments	490–498 Tremont Street	City Redevelopment	181,700
20 Apartments	16 Elko Street	Benson Wisefield	180,000
16 Apartments	204 Lake Shore Road	Town Estates	179,900
16 Apartments	154–158 Lake Shore Road	Town Estates	179,900
16 Apartments	31–43 Lake Shore Road	Town Estates	179,900
16 Apartments	18–30 Lake Shore Road	Town Estates	179,900
Nursing Home	745 Truman Highway	A. Principe	175,000
Office	30 Harvard Way	Harvard College	170,000
Additions and Alterations	800 Boylston Street	Prudential Insurance	160,000
12 Apartments	210–218 Lake Shore Road	Town Estates	158,000
16 Apartments	91–95 Davison Street	Boston Housing Authority	151,700
16 Apartments	105 Davison Street	Boston Housing Authority	151,700
Hospital	55 Fruit Street	Massachusetts General Hospital	150,000
Storage	55 Leo Birmingham Parkway	Howard Prilluck	150,000
Store and Office	1868 Centre Street	Park Centre Realty	150,000
Additions and Alterations	265 Franklin Street	A. W. Perry	150,000
Additions and Alterations	50–58 Eastern Avenue	Eastern Point Association	150,000
Additions and Alterations	166–168 Saratoga Street	Salvation Army	150,000
Dormitory	Thompson Island	Thompson Academy	148,000
12 Apartments	47–51–55 Lake Shore Road	Town Estates	147,800
39 Apartments	15 Waldridge Street	Pagnani & Stisi	140,000

12 Apartments	84–90 Fawndale Road	Florence Apartments	132,000
12 Apartments	73–79 Bradeen Street	Florence Apartments	132,000
Office	40 Harvard Way	Harvard College	130,000
Additions and Alterations	1083 Commonwealth Avenue	Boys Club Foundation	130,000
Office	2 Alger Street	Pasquale DeCillio	130,000
23 Apartments	31 Cheriton Road	Seagh & Conlin	128,000
Garage	120 Herald Street	City Redevelopment	124,000
Hospital	55 Fruit Street	Massachusetts General Hospital	120,000
52 Apartments	145 Navarre Street	Zoppo-Merrigan Realty	120,000
Additions and Alterations	35 Harvest Street	City of Boston	115,000
Office and Showroom	355 Belgrade Avenue	Howard Chevrolet	110,000
Hospital	94 Pilgrim Road	Simmons College	108,000
31 Apartments	51 Fremont Street	Deb Realty Trust	108,000
School	350 West Fourth Street	City of Boston	108,000
School	200 D Street	City of Boston	108,000
13 Apartments	18 East Springfield Street	Bob Scott, Inc	105,000
24 Apartments	100 Tremont Street	William Colton	105,000
26 Apartments	2–14 Castle Court	City Redevelopment	102,700
Bank	1905 Centre Street	New England Merchants Bank	100,000
Nursing Home	1000 Veterans of Foreign Wars Parkway	Gilmore Gessner	100,000
Auto Agency	710 William Morrissey Boulevard	Westminster Motors	100,000
Manufacturer of Signs	475 Neponset Avenue	J. & M. Corp. of Quincy	100,000
Additions and Alterations	50–78 Arlington Street	Hilton Hotel Corp	100,000
Office	333 Medford Strcet	Revere Sugar Refinery	100,000
Store	42–46 Blanche Street	Otto Beneike	100,000
14 Apartments	14 Ellis Street	Beach Glen Realty	100,000
24 Apartments	354 Market Street	J. McHugh	100,000
Additions and Alterations	188 Longwood Avenue	Harvard College	100,000
Additions and Alterations	81–85 Atlantic Avenue	Commercial Inland Corp	100,000
Additions and Alterations	300 Mt. Vernon Street	Boston Housing Authority	100,000
Additions and Alterations	333 Medford Street	Revere Sugar Refinery	100,000

Number of Documents and Fees Received by the Building Department—January 1 to December 31, 1965

	Documents	Fees
New documents	408	$66,556 00
Elevator	163	1,087 00
Alterations	6,955	64,453 00
Electrical inspections	7,450	121,358 69
Electrical added	1,319	23,612 48
Elevator inspections, for both	1,741	18,319 00
Plumbing, old	2,623	11,338 00
Plumbing, new	700	17,393 00
Heating, boilers	1,952	6,531 00
Gas, old	7,332	19,047 00
Gas, new	651	3,004 00
Sprinklers	175	2,430 00
Board of Appeal	990	18,265 00
Amendments	354	2,929 00
Foundations	43	215 00
Law books	651	2,806 00
Pamphlets	1,788	1,506 00
Class B, garages	147	4,978 00
Class C, inflammables	95	7,794 00
Welders	14	42 00
Duplicate permits, etc.	21	21 00
Commissioner's hearing	—	—
Plans, photo, certified copy	475	1,581 00
Totals	36,047	$395,266 17

SUMMARY OF EXAMINATIONS AND REPORTS, 1965

Gas accidents:	
Fatal	1
Nonfatal	7
Elevator accidents:	
Fatal	0
Nonfatal	14
Building accidents—special reports	1
Complaints made—violations	1,888
Complaints made—unsafe buildings	854
Communications acted on	876
Complaints referred to court for prosecution	589

ELECTRICAL INSPECTION DIVISION

No.		1965
1	Inspections made — interior	27,172
2	Inspections made — exterior	6,923
3	Manholes constructed	149
4	Underground services installed	600
5	Poles set in new locations	855
6	Poles removed	441
7	Poles standing in public ways	21,937
8	Notices of overhead construction	2,882
9	Notices of underground construction	507
10	Reports of overhead construction	2,570
11	Reports of underground construction	1,315
12	Vaults installed in public ways and customers' vaults	8
13	Underground conduits installed, number of linear feet	184,358
14	Accident reports investigated, exterior	792
15	Boarding and nursing homes inspected	150
16	Hospitals inspected	105
17	Nursing schools or day care agencies inspected	80
18	Foster homes inspected	24
19	Medical school inspections	15
20	Miscellaneous	12
21	Prudential Center inspections	640
22	Fires investigated (Fire Chief reports)	203
23	Permits granted for electrical work — interior	8,769
24	Complaints received and investigated — interior	742
25	Grants of location approved	89
26	Plans loaned to utility companies	0
27	Underground installations completed 110,000 volts, new Bowker street, new Chardon street, Canal street, Causeway street, Friend street, Market street, Merrimac street, Washington Street North, Boston; City Square, Main street, Hancock street, Harvard street, Alford street, Essex street, Rutherford avenue, Charlestown.	

CITY OF BOSTON—BUILDING DEPARTMENT
SUPERVISOR'S SUMMARY OF WEEKLY INSPECTION REPORTS
YEAR ENDING DECEMBER 31, 1965

Division	Reasons for Inspection												Total
	A	B	C	D	E	F	G	H	I	J	K	L	
Construction I	348	23,624	624	238	384	276	85	1	1		2	132	25,715
Construction II	194	13,276	696	324	42	35	192		1	36	1	264	15,061
Egress	2,100	2,028	1,210	732	3,552	24	132		65			12	9,855
Electric	17,208	8,316	1,195	24	72	108	336		132		12	15	27,418
Elevator	36	1,272	660	1,260	946	240	36	1,788	60				6,298
Gasfitting	3,684	2,064	636	13	372	36	300	7,924		11		3	15,043
Plumbing	4,288	4,740	324	12	324	95	144	4,764	12	72		96	14,871
Sprinklers	152	816	70	12	300	59	60	418					1,887
Total	28,010	56,136	5,415	2,615	5,992	873	1,285	14,895	271	119	15	522	116,148
Zoning													3,393
Plans													2,298
Fires													547

Explanation of Terms

"Reason for Inspection" Column:

A—Application: inspection of site or premises conditional to issuance of a permit.

B—Job Visit: inspection of work being done under a permit issued by the Department.

C—Complaint: inspection of premises in response to a complaint referred by the Enforcement Section.

D—Correction of Violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.

E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.

F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.

G—Special programmed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules—i.e., day care agencies.

H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.

I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.

J—

K—

L—Other: inspection initiated by the Department, City, State or other jurisdiction for a purpose other than those specified above.

Financial Report, 1965 — Expenditures

1.	Personal Services:	
	10. Permanent employees	$712,197 79
	12. Overtime	2,730 26
		$714,928 05
2.	Contractual Services:	
	21. Communications	$1,375 15
	27. Repairs and servicing of equipment	295 17
	28. Travel expenses	29,126 68
	29. Other contractual services	412,826 38
		$443,623 38
3.	Supplies and Materials:	
	36. Office supplies and materials	$18,982 99
	39. Other operating supplies and materials	238 24
		$19,221 23
4.	Current Charges and Obligations:	
	49. Dues, subscriptions and licenses, etc.	$120 00
5.	Equipment:	
	56. Equipment loan	$404 50
	Grand total	$1,178,297 10
Appropriation		$1,139,757 00
Department income		$395,266 17
Unsafe buildings razed by city	210	$283,778 00
Unsafe buildings shored by city or otherwise secured against trespass	64	91,328 88
Total expenditure for shoring, securing and razing		$375,106 88

Number of permits and licenses issued from January 1 to December 31, 1965, by the Committee on Licenses, Building Department, and revenue received for same:

Class				Number of Permits and Licenses Issued	Revenue Received
Garages:					
Private	469 cars	110 permits	$935		
Lubritorium	17 cars	7 permits	435		
Wash Stand	7 cars	2 permits	135		
Repair Shop	21 cars	3 permits	255		
Motor Registry	1 car	1 permit	55		
Business	291 cars	17 permits	1,788		
Public	2,389 cars	7 permits	1,375		
Total	3,195 cars	147 permits	$4,978	147	$4,978 00
Flammables				95	7,794 00
Total gallonage: 3,409,063 gallons					
Total number cubic feet of gases: 21,158 cubic feet					
Total				242	$12,772 00

SEVENTH ANNUAL REPORT

OF THE

ZONING COMMISSION

For the Year Ending December 31, 1965

Hon. John F. Collins,

Mayor of Boston.

Dear Sir:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its seventh annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1965.

In accordance with Chapter 244 of the Acts of 1964 the new Boston Zoning Code went into effect on December 31, 1964. The Commission met on January 5, at which meeting Mr. Elliott Henderson was elected as vice-chairman to fill vacancy due to resignation of William L. Hyland; Miss Raphaela DiPietro was elected as Secretary, to fill the vacancy caused by retirement of Miss Mary T. Downey; and Mr. John E. Cassidy, Jr., was appointed as Assistant Engineer. Methods of procedure, operation of the code and listing of by-laws were duly discussed and determined.

Re-Appointments

Eldridge W. Buffum, mayor's selection, was re-appointed for the term ending May 1, 1968. After confirmation by the City Council, he appeared before the City Clerk under date of June 28, 1965, and was sworn as such officer.

Alfred Gross, a member of the Commission upon nomination of the Master Builders' Association of Boston, also a charter member of the Commission, was re-appointed for the term ending May 1, 1968. After confirmation by the City Council, he appeared before the City Clerk under date of June 29, 1965, and was sworn as such officer.

Theodore W. Paul, a member of the Commission upon nomination of the Massachusetts Motor Truck Association, also a charter member, and a former member of the dissolved Board of Zoning Adjustment, was re-appointed for the term ending May 1, 1968 and confirmed by the City Council.

New Appointments

During the year the following new appointments were made to the Commission:

Matthew W. Bullock upon nomination by the Mayor and after confirmation by the City Council, appeared before the City Clerk under date of June 29, 1965, and was sworn as a member for the term ending May 1, 1968. He replaces Nathaniel J. Young, Jr., as a member of the Commission, who shall own alone or with one or more other persons, and shall occupy, in whole or in part as his place of residence, a dwelling house having not more than three dwelling units.

Frederick J. Shepard, Jr., a member of the Commission upon nomination by the Associated Industries of Massachusetts was appointed for the term ending May 1, 1967, succeeding David F. Supple. After confirmation by the City Council, he appeared before the City Clerk under date of February 11, 1965, and was sworn as such officer.

Annual Meeting

In accordance with the provisions of Section 25, Chapter 3 of the Revised Ordinances of 1961, the Commission held its annual organization meeting on May 11, when the following officers were re-elected:

Albert V. Colman, *Chairman*
Elliott Henderson, *Vice-Chairman*
Raphaela DiPietro, *Secretary*

and the following re-appointments were made:

Thomas E. McCormick, *Engineer*
John E. Cassidy, Jr., *Assistant Engineer*

A method of procedure has been established for the following three types of petitions:

1. Map applications to change boundaries of zoning districts.
2. Text amendment applications to change provisions in the code.
3. Special order applications to allow use of land for municipal purposes.

Public hearings, executive sessions and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting and clerical work. A detailed record of the proceedings has been filed in the office of the Commission. This record is open to public inspection and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on petitions received during the year.

TABLE I

MAP AMENDMENT APPLICATIONS

MAP APPLICATION NO.	AREA		DISPOSITION
1.	East Boston	Change from an I-2 and M-1 to an R-.8 (more restrictive)	Map Amendment No. 1
2.	Roxbury	Change from R-.8 and H-1 to B-1 (less restrictive)	Map Amendment No. 2
3.	Roslindale	To change an R-.5 to an H-1 (less restrictive)	Map Amendment No. 3
4.	West Roxbury	Change from an I-2 and an M-1 to an R-.8 (more restrictive)	Map Amendment No. 4
5.	Boston Proper	To change from an L-2 to a B-8 (less restrictive)	Map Amendment No. 5 (in part)
6.	Boston Proper	Change from H-2 and an M-1 to an H-3 (more or less restrictive)	Map Amendment No. 6
7.	Hyde Park	Change from S-.5 to an H-1 (less restrictive)	Map Amendment No. 7
8.	Jamaica Plain	Extend the H-1 zone into R-.8 zone (less restrictive)	Map Amendment No. 8
9.	Dorchester	Change from L-.5 and an L-1 to an M-2 (less restrictive)	Map Amendment No. 9
10.	Hyde Park	Change from S-3 to an R-.8 (less restrictive)	Map Amendment No. 10
11.	Roxbury	Extend the H-1 zone into the R-.8 zone (less restrictive)	Map Amendment No. 11
12.	Roxbury	Change from an L-1, H-1 and B-1 to an M-1 (less restrictive)	Denied
13.	North Dorchester	Change from M-1 and an L-1 to a B-1 (more and less restricted)	Map Amendment No. 12
14.	Roxbury	Extend the M-1 zone into the M-1 zone (less restrictive)	Map Amendment No. 13
15.	Roslindale	Change from an M-1 R-.8 and R-.5 to an H-1 (more and less restricted)	Map Amendment No. 14 (in part)
16.	Hyde Park	To extend the S-.5 zone into the S-.3 zone (less restrictive)	Denied
17.	Roxbury	Change from R-.8 and an L-1 to an M-1 (more and less trestrictive)	Map Amendment No. 15
18.	Roslindale	To extend B-1 zone into the R-.5 zone (less restrictive)	Map Amendment No. 16
19.	Roxbury	Change from a B-1 to an H-3 (more restrictive)	Map Amendment No. 17
20.	Brighton	To extend M-1 zone into the R-.5 and S-.5 zone (less restrictive)	Map Amendment No. 18
21.	South Dorchester	To extend the L-.5 zone into the R-.8 zone (less restr ctive)	Pending

TABLE II

TEXT AMENDMENT APPLICATIONS

TEXT APPLICATION NUMBER	DISPOSITION
1. Further restricting lodging and boarding houses, dormitories, fraternity and sorority houses in an H–5 zone by amending Section 8–7, Table A: Use Items Nos. 10, 11 and 14.	Text Amendment No. 1 Filed Sept. 17, 1965
2. Reducing parking requirement in public housing for the elderly projects to 20 % of the number of dwelling units by amending 23–1.	Text Amendment No. 2 Filed Nov. 26, 1965
3. Further limiting dormitories, etc., by amending in Section 2–1, definitions of boarding house, hotel, lodging house, inserting a definition for a dormitory and also amending Section 8–7, Table A: Use Item 14 by including certain dormitories and making Item 14 a forbidden use in an H–2–65 district as well as in an H–5.	Pending

TABLE III

SPECIAL ORDERS ALLOWING MUNICIPAL USE OF LAND

NO.		ZONE	DISPOSITION
1.	Grover Cleveland School 11 Charles Street, North Dorchester	R–.8	Approved
2.	Columbia Point School 325 Mt. Vernon Street, North Dorchester	H–1	Approved
3.	Fields Corner Branch Library North Dorchester	B–1	Approved

S = Single Family
R = General Residence
H = Apartments
L = Local Business
B = General Business

M = Restricted Manufacturing
I = General Industrial
W = Waterfront Industrial
Number = Floor Area Ratio

COMMISSION MEMBERSHIP

ALBERT V. COLMAN, *Chairman*
ELLIOTT HENDERSON, *Vice-Chairman*

Members	*Term Ending*
Albert V. Colman, Mayor's Selection	May 1, 1967
Alexander J. Bone, Boston Society of Civil Engineers	May 1, 1966
Eldridge W. Buffum, Mayor's Selection	May 1, 1968
Matthew W. Bullock, Mayor's Selection	May 1, 1968
Richard B. Fowler, Greater Boston Real Estate Board	May 1, 1967
Alfred Gross, Master Builders' Association of Boston	May 1, 1968
Elliott Henderson, Greater Boston Chamber of Commerce	May 1, 1966
Theodore W. Paul, Massachusetts Motor Truck Association, Inc.	May 1, 1968
Frederick J. Shepard, Jr., Associated Industries of Mass.	May 1, 1967
Charles F. Spillane, Greater Boston, Mass. Central Labor Union	May 1, 1967
Stanley Underhill, Boston Society of Architects and Boston Society of Landscape Architects	May 1, 1968

FINANCIAL STATEMENT

Appropriation—1965		$5,000 00

EXPENDITURES

10—Personal Services	$460 00	
29—Contractual Services	1,426 55	
36—Supplies and Materials	331 20	
		2,217 75
Balance unexpended		$2,782 25

Respectfully submitted,

ALBERT V. COLMAN, *Chairman.*

RAPHAELA DIPIETRO, *Secretary.*
THOMAS E. MCCORMICK, *Engineer.*

May 1, 1966.

THE HON. JOHN F. COLLINS,
Mayor of Boston.
City Hall,
Boston, Massachusetts.

DEAR MR. MAYOR:

This report, for the year 1965, is the Eleventh Annual Report of the Beacon Hill Architectural Commission; and in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Fourteen meetings were held during the year. Fees received for Certificates of Appropriateness were $335.00. Cases disposed of were as follows:

1.	Certificate of Appropriateness issued	61
2.	Applications rejected	12
3.	Applications withdrawn	5
4.	Applications held over	8
5.	Certificates of Non-Applicability issued	48
6.	Approval for ordinary repairs	34
7.	Advisory opinions given	8
		176

With 1965, the Commission completed its first ten years of operation, during which it processed 1,143 cases. This past decade witnessed a most significant increase in the program for the preservation of Historic Districts by Architectural Control throughout the United States. The example of the success of the Beacon Hill Law has contributed in no small part to the spread of this idea. In 1955 there were only nine Historic Districts in the country, whereas today there are approximately eighty, and Massachusetts has more than any other state.

The Beacon Hill District has twice been extended, so that it now covers practically all of the Beacon Hill area, and amendments have strengthened and clarified the original act. Only once has a determination of the Commission been challenged in court, and that case was withdrawn by the applicant before it was decided.

Mrs. Dorothy W. Bisbee, whose term expired on May 1, 1965, did not wish to continue. Her sound judgment and understanding were of great value to the Commission. Your Honor's appointment in her place of Joseph L. Eldredge, Architect, was much appreciated, as another architect was badly needed. Mr. Eldredge, a former President of the Beacon Hill Civic Association and a long-time resident of the Hill brings to the Commission not only great professional skill, but also understanding of the Commission's problems.

The Commission, at the year's end, consisted of:

Member	*Nominated by*	*Term Ends*
Joseph L. Eldredge,	The Mayor	May 1, 1970
Harriet Ropes Cabot,	Society for the Preservation of New England Antiquities . . .	May 1, 1969
Carmen DiStefano,	Vice Chairman, Boston Society of Architects	May 1, 1968
John Codman, Chairman,	Boston Real Estate Board . . .	May 1, 1967
Ralph G. Boyd,	Beacon Hill Civic Association . .	May 1, 1966

We are fortunate to still have Mr. Frank J. Coughlin, Executive Secretary of the Building Department, as Secretary of the Commission.

Mr. John W. Priestley, Jr., Architect, designated by the Beacon Hill Civic Association to attend hearings, continues to be most helpful with advice to the Commission as well as to applicants. We are in the process of recruiting other architects to assist Mr. Priestley in the work of advising applicants.

Respectfully submitted,

JOHN CODMAN, *Chairman*

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to it in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Building Law and shall be unanimous under the Zoning Law (chapter 488, Acts of 1924, as amended) and shall not conflict with the spirit of any provision of said Acts.

The following is a statistical summary of the work of this department for the year 1965.

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	402
Appeals received	613
Decisions rendered also *in re* cases carried over from 1964	0
Appeals sustained	163
Appeals sustained with provisos	188
Appeals dismissed	50
Appeals withdrawn	1
Appeals pending	211

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered	273
Appeals received	380
Decisions also rendered *in re* cases carried over from 1964	3
Appeals sustained	71
Appeals sustained with provisos	161
Appeals dismissed	39
Appeals withdrawn	5
Appeals pending	104

BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and re-established under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1965 the Board accepted for examination 205 applicants. Of these, 147 were approved for license, 47 were rejected. Lapsed licenses re-issued numbered 243, 11 applicants were absent and the number of current renewals was 2,154.

Following is a table of 1965 activities:

Applications received	205	
Applications approved	138	$1,380 00
Applications rejected	47	
Licenses re-issued	243	2,430 00
Licenses renewed	2,154	6,462 00
Total receipts		$10,272 00

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary, Board of Examiners.*